



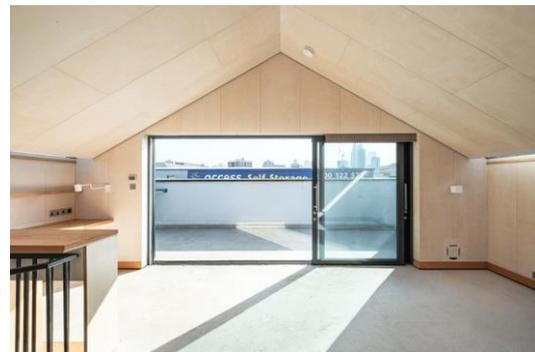
Union Wharf

Arlington Avenue, N1

Asking Price £1,750,000

A fabulous 3 double bedroom house set within this private gated mews development situated just off Arlington Avenue and fronting the Regents Canal. There is off street parking within the mews and the house benefits from a fantastic roof terrace.

CHESTERTONS



Union Wharf

Arlington Avenue, N1

- 3 double bedroom mews house
- Principal bedroom with en-suite shower room
- Fabulous 22ft open-plan kitchen/ dining/ reception room
- Wonderful private roof terrace
- Off-street parking
- Secure gated mews development of just 7 houses



A fabulous 3 double bedroom house set within this private gated mews development situated just off Arlington Avenue and fronting the Regents Canal. Delightful for its seclusion in a wonderful tucked away position, accommodation comprises 3 double bedrooms (principal bedroom with en-suite shower room) and the main bathroom on the ground floor, on the first floor there is a guest WC, and a fantastic full width reception room with exposed brick and 2 large windows overlooking the canal, the reception is open to the kitchen. From the reception room a spiral staircase rises to the top floor which opens to a roof top bedroom/ study with doors opening to the private roof terrace. The roof terrace is absolutely stunning, affording views across London and down the Regents Canal. There is off street parking within the development and a secured pedestrian gate providing access from the development directly to the canal footpath. The house sits within the Arlington conservation area, only moments from the gardens of Arlington Square with the many amenities of Islington Green, Upper Street, Angel and Broadway Market are just a short walk away, with the Canal towpath providing a wonderful tranquil passage. A plethora of transportation links encompassing many bus routes to the City and West End are available from both New North Road and Essex Road, with Essex Road National Rail station just a short distance away. The fashionable bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch, London Fields and Old Street are all easily accessible from this desirable location.

Tenure: Freehold

Service Charge: £1,900p.a.

Local Authority: Islington Council

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

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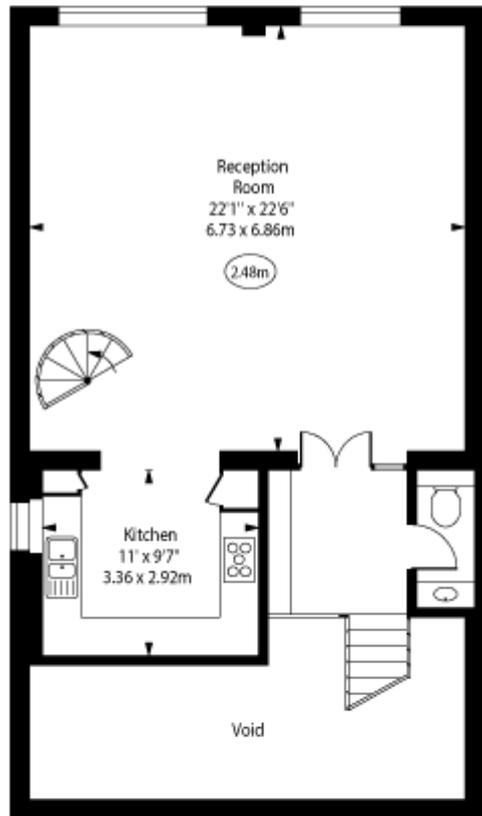
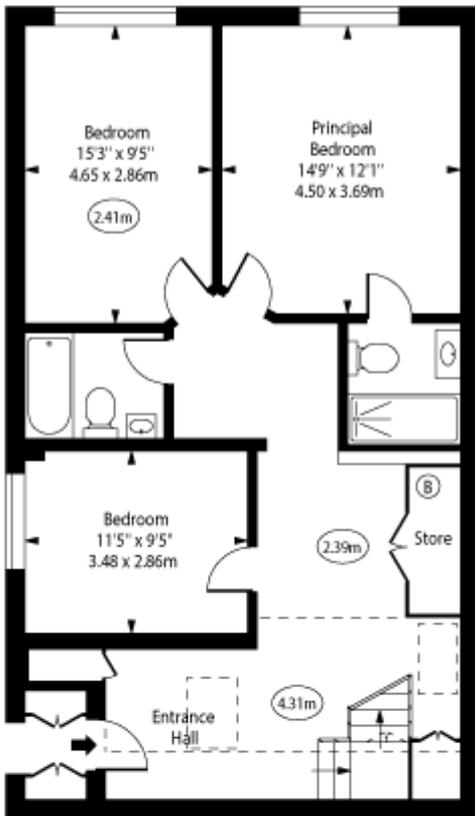
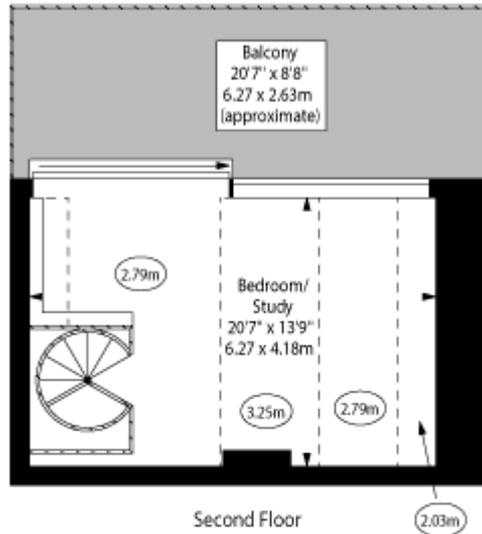
020 7359 9777

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Union Wharf,
Arlington Avenue,
Islington, N1



○ - Ceiling Height



Approx Gross Internal Area 1838 Sq Ft - 170.75 Sq M
(Excluding Void)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 029683WI

